

From: David Dutton [mailto:david.dutton@tameside.gov.uk]
Sent: 16 August 2022 12:45
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 68241 Higher House

Hi Dean

Thank you for consulting the GMEU

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

A valid bat report has been provided. The building was subject to a dawn and dusk survey at a peak time of year, following an initial daytime assessment. There was no evidence of bats roosting, but high levels of bat activity to the north of the site was recorded. I have no reason to doubt the findings of the report. The development is very unlikely to have a negative impact on the favourable conservation status of bats in the locality. As individual bats can on occasion turn up in unexpected locations and numerous potential bat access points were present, I recommend an informative along the following lines is applied to any permission.

Whilst the buildings to be converted have been determined to be low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Nesting Birds

Evidence of birds nesting in the buildings was recorded and vegetation is present on the site that may also provide nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. I recommend a condition along the following lines be applied to any permission.

No building works shall commence or vegetation clearance occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result potentially in the loss of some vegetated habitats such as ivy but is primarily restricted to unvegetated habitats. There will be a loss of bird nesting platforms and bat roosting opportunities. I am satisfied that mitigation for these losses are achievable on site, through soft landscaping and provision of bird and bat boxes. ***The details can be conditioned.***

David Dutton

Ecologist

Planning

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